040.0	0004	0006.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	741,000 / 741,000
					USE VALUE:	741,000 / 741,000
					ASSESSED:	741,000 / 741,000

PROPERTY LOCATION

No	Alt No	Direction/Street/City
22		BOWDOIN ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	SHEA ROBERT D & SUSAN F
Owner 2:	
Owner 3:	
Street 1:	22 BOWDOIN ST
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	
Owner 2:	
Street 1:	
Twn/City:	
St/Prov:	Cntry:
Postal:	

NARRATIVE DESCRIPTION

This parcel contains .103 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1916, having primarily Wood Shingle Exterior and 1512 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 0 HalfBath, 7 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	4500.000	293,600	3,400	444,000	741,000
Total Card	0.103	293,600	3,400	444,000	741,000
Total Parcel	0.103	293,600	3,400	444,000	741,000

Source: Market Adj Cost | Total Value per SQ unit /Card: 490.08 | /Parcel: 490.08

Legal Description

Entered Lot Size	
Total Land:	
Land Unit Type:	

User Acct 26901

GIS Ref

GIS Ref

Insp Date 11/08/18

!3311!

PREVIOUS ASSESSMENT

Parcel ID: 040.0-0004-0006.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	293,600	3400	4,500.	444,000	741,000		Year end	12/23/2021
2021	101	FV	284,600	3400	4,500.	444,000	732,000		Year End Roll	12/10/2020
2020	101	FV	284,600	3400	4,500.	444,000	732,000	732,000	Year End Roll	12/18/2019
2019	101	FV	230,300	3400	4,500.	471,800	705,500	705,500	Year End Roll	1/3/2019
2018	101	FV	230,300	3400	4,500.	344,100	577,800	577,800	Year End Roll	12/20/2017
2017	101	FV	230,300	3400	4,500.	299,700	533,400	533,400	Year End Roll	1/3/2017
2016	101	FV	230,300	3400	4,500.	255,300	489,000	489,000	Year End	1/4/2016
2015	101	FV	224,700	3400	4,500.	249,800	477,900	477,900	Year End Roll	12/11/2014

PRINT

Date	Time
12/29/21	22:53:36

LAST REV

Date	Time
09/09/19	10:01:18
apro	

SALES INFORMATION

TAX DISTRICT:

PAT ACCT. 3311

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
	20683-101		7/1/1990		205,000	No	No		Y

USER DEFINED

Prior Id # 1:	26901
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
2/11/2014	105	Redo Kit	64,000	C				
8/2/1996	357	Manual	6,500					REBUILD PORCH

ACTIVITY INFORMATION

Date	Result	By	Name
11/8/2018	Meas/Inspect	HS	Hanne S
6/9/2014	External Ins	PC	PHIL C
3/7/2014	Info Fm Prmt	EMK	Ellen K
1/6/2009	Meas/Inspect	345	PATRIOT
4/8/2000	Inspected	276	PATRIOT
2/29/2000	Measured	263	PATRIOT
8/19/1993		EK	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		4500		Sq. Ft.	Site		0	80.	1.23	1									443,999						444,000	

Total AC/HA:	0.10331	Total SF/SM:	4500	Parcel LUC:	101	One Family	Prime NB Desc	ARLINGTON	Total:	443,999	Spl Credit		Total:	444,000

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	6 - Colonial		
Sty Ht:	2A - 2 Sty +Attic		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:	2 - Clapboard	50	%
Roof Struct:	3 - Gambrel		
Roof Cover:	1 - Asphalt Shgl		
Color:	RED& WHITE		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1916	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G15	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:	4 - Carpet	10	%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	5 - Steam		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	1	Rating:	Good
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:	2	Rating:	Fair

OTHER FEATURES

Kits:	1	Rating:	Good
A Kits:		Rating:	
Frpl:	1	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AG - Avg-Good	26.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	26.4	%

CALC SUMMARY

Basic $ / SQ:	130.00
Size Adj.:	1.34444439
Const Adj.:	1.00869930
Adj $ / SQ:	176.298
Other Features:	71600
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	398927
Depreciation:	105317
Depreciated Total:	293610

COMMENTS

WALK UP UAT OF=BMT SINK AND TOILET.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1								# Units	1	
Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs:	7	BRs:	4	Baths:	1	HB					

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

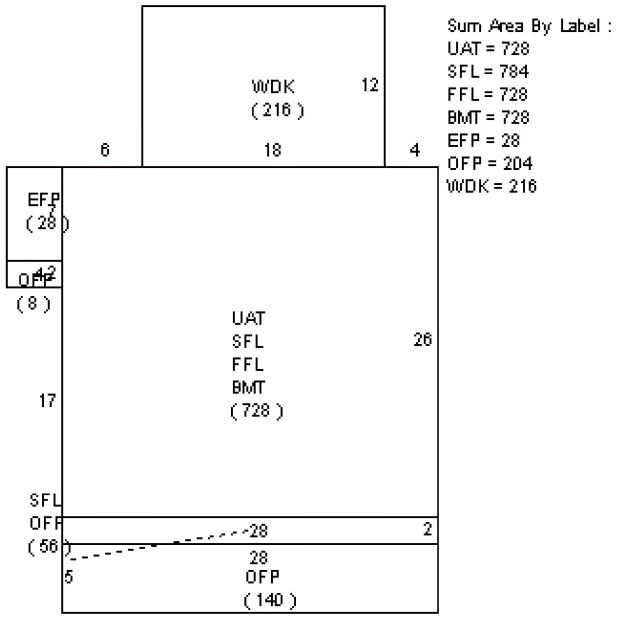
No Unit	RMS	BRS	FL
1	7	4	M
Totals			
1	7	4	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:	1.00	Before Depr:	176.30
Special Features:	0	Val/Su Net:	102.30
Final Total:	293600	Val/Su SzAd	194.18

SKETCH



Sum Area By Label :
UAT = 728
SFL = 784
FFL = 728
BMT = 728
EFP = 28
OFP = 204
WDK = 216

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
SFL	Second Floor	784	176.300	138,218
BMT	Basement	728	52.890	38,504
FFL	First Floor	728	176.300	128,345
WDK	Deck	216	10.720	2,316
OFP	Open Porch	204	24.800	5,060
UAT	Upper Attic	182	70.520	12,835
EFP	Enclos Porch	28	73.230	2,050
	Net Sketched Area:	2,870	Total:	327,328
Size Ad	1512	Gross Area	3416	FinArea 1512

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 040.0-0004-0006.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
3	Garage	D	Y	1	11X19	A	AV	1916	26.96	T	40	101			3,400			3,400

More: N	Total Yard Items:	3,400	Total Special Featues:	Total: 3,400

IMAGE

AssessPro Patriot Properties, Inc